



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to consider the following recommendations of the Planning Commission:

- a) Amend the land use element of the General Plan to redesignate from "O", Office Institutional to E-R, Eastside Residential for the following properties: 200, 210 & 220 West Oak Street; 300 & 400 blocks of West Oak Street; 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street;
- b) Rezone from R-C-P, Residential-Commercial-Professional to R-1*, Single-Family Residential - Eastside for the following properties: 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street; and
- c) Certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

MEETING DATE: November 16, 1994

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider the following recommendations of the Planning Commission:

- a) to amend the land use element of the General Plan to redesignate from "O", Office Institutional to E-R, Eastside Residential for the following properties: 200, 210 & 220 West Oak Street; 300 & 400 blocks of West Oak Street; 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street;
- b) Rezone from R-C-P, Residential-Commercial-Professional to R-1*, Single-Family Residential - Eastside for the following properties: 200, 210 & 220 West Oak Street, 300 & 400 blocks of West Oak Street; 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street; and

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

CCCD9421.DOC

CC-1

City Council - GPA, Rezone, Neg. Dec. Area West of Downtown
Meeting Date: November 16, 1994
Page two

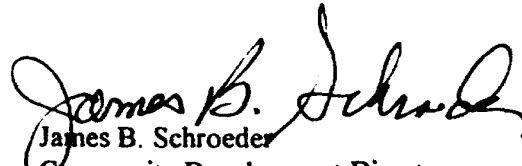
- c) Certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

BACKGROUND INFORMATION: One of the recommendations of Lodi's Downtown Revitalization Consultant, Michael Freedman was to downzone the area west of the Central Business District which was designated for office use.

This action had two purposes. First, it would reduce the area in the central city available for office use and would encourage office uses on second floor in the business district. Secondly, it would preserve a residential area which is important to both the downtown and the community.

After reviewing Mr. Freedman's request the Planning Commission initiated the downzoning of the area generally south of the alley between Pine and Oak Streets to the commercial property along Lodi Avenue between Church and Hutchins Streets. The Planning Commission's recommendation does not include any properties zoned C-2, General Commercial, or C-1, Neighborhood Commercial, nor properties already used for office purposes along West Pine Street, West Elm Street or North Pleasant Avenue.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/ck
Attachment

AREA PROPOSED FOR DOWNZONING (PLANNING COMMISSION RECOMMENDED)



MINUTES
LODI CITY PLANNING COMMISSION
CARNEGIE FORUM
305 WEST PINE STREET
LODI, CALIFORNIA

MONDAY

SEPTEMBER 26, 1994

7:30 P.M.

The Planning Commission met and was called to order by Chairman Roger Stafford.

Commissioners Present: Susan Hitchcock, Michael Lapenta, Harry Marzolf, John Schmidt, Jonathan McGladdery and Chairman Roger Stafford.

ROLL CALL

Commissioners Absent: Craig Rasmussen.

Others Present: Jerry Glenn, Assistant City Manager, John Luebberke, Assistant City Attorney, and David Morimoto, Senior Planner.

Upon motion of Commissioner Hitchcock, seconded by Commissioner Lapenta, and unanimously passed, Chairman Stafford declared the Minutes of the Regular Session of September 12, 1994 approved as mailed.

MINUTES
SEPT. 12, 1994

Due to the expected length of the scheduled public hearing the next agenda item, "Special Presentation - Review of City Busline Routes" was moved to the end of the agenda.

AGENDA ITEM
MOVED

PUBLIC HEARING

The public hearing was to consider the requests of the Lodi City Planning Commission to (1) amend the Land Use Element of the General Plan to redesignate from "O", Office-Institutional to "E-R", Eastside - Residential certain parcels generally located in the area bounded by Pine Street, Church Street, Lodi Avenue, and Hutchins Street; (2) to rezone from R-C-P, Residential-Commercial-Professional to R-1*, Single Family Residential - Eastside the same parcels, and (3) to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects. Senior Planner Morimoto introduced the matter for the Planning Commission. He described the areas included in the request. He stated that the staff study concentrated on a core area where most of the properties are still residential and excluded areas like Pine Street and North Pleasant Avenue where the majority of properties have already been converted to office uses..

GENERAL PLAN
AMENDMENT
REZONING
NEGATIVE
DECLARATION
R-C-P AREA
BOUNDED BY
PINE ST, CHURCH
ST, LODI AVE &
HUTCHINS ST

Commissioner Hitchcock asked what the effect would be on properties currently used for business. Senior Planner Morimoto indicated that any property that had already been converted to an office or apartment would be considered conforming under the downzoning. This would not necessarily include "Home Occupations" or businesses run out of a regular house.

Commissioner Schmidt inquired as to the reason for the proposed downzoning. Chairman Stafford stated that the downtown revitalization study encourages the location of offices in the downtown area where the bulk of office space currently is vacant. The Freedman study saw the housing stock in the area immediately west of downtown as desirable older, well maintained homes which should be retained as residential stock.

Chairman Stafford then opened the hearing to the public. The first speaker was James Griffith, 1020 Bradford Circle. He suggested that the area along Pine Street north of the area under consideration should be included in the downzoning. He spoke in favor of the rezoning and felt

it would help maintain the quality housing in the area.

The next speaker, Robin Knowlton, 410 West Oak Street, was in favor of the rezoning. She stated that office conversions leave buildings in the area unoccupied at night, creating a neighborhood safety problem. Conversion diminishes the sense of neighborhood and adversely affect surrounding properties.

The third speaker was Phil White who has a small psychology practice and also resides at 232 South Hutchins Street. Mr. White inquired how staff had determined which houses had businesses. Mr. Morimoto stated that staff had conducted a visual survey of the area. Mr. White was concerned that if the downzoning is approved he might not be able to use the property solely for a business office should he decide to move his residence from the area. He stated he had called the police at least 50 times in the last year because of disturbances created by the adjacent Jack-in-the-Box and felt the area is no longer desirable as a residential area. He also cited the future widening of Hutchins Street leaving very narrow front yards in most cases as making the area unsuitable for residential use. He said his lot is deep enough to accommodate several parked cars in the rear.

Commissioner Schmidt asked staff about the current R-C-P zoning. Staff explained the permitted uses.

Phil White returned to express disagreement with the plan to downzone the area to force businesses to locate downtown. He felt it was unfair to property owners and requested that his property be excluded from the downzone plan.

Representing Mr. and Mrs. Don Campbell, owners of a vacant 16,000 square foot parcel at 420 West Walnut Street, Lynette Scherer felt the rezoning would decrease the value of the property. She said the size of the parcel makes it inappropriate for a single-family home and requested that the property be deleted from the area to be rezoned.

Hal Jones, 235 South Hutchins stated he purchased his property because of the office-residential zoning. He cited the noise from Lodi Avenue as making the area unsuitable for residential use and felt R-C-P zoning is a good buffer between commercial and residential uses. He requested that his property and the property next door at 241 South Hutchins be allowed to remain R-C-P.

Lance Robinson, a business owner residing at 25 South Hutchins Street disagreed that that the types of businesses in the area downgrade the neighborhood and asked to be excluded from the rezoning.

Don Shephard, 215 South California Street, congratulated the City for taking action to preserve the residential character of the area. He voiced his support for the rezoning.

Pat Santoni, 323 West Oak Street stated she has worked in real estate and is interested in downtown revitalization but is curious as to who or what type of businesses will be drawn to downtown. She wanted to know what has been accomplished as a result of the Freedman study and the workshops. In response to Ms. Santoni's inquiry, Commissioner Hitchcock said a lot is going on behind the scenes that most people are not aware of. She also indicated her interest in the downzoning proposal is primarily to preserve the older residences rather than to promote downtown revitalization.

Commissioner Lapenta who said he is a downtown merchant noted that he is impressed with the downtown revitalization effort, but also has questions about some of the recommendations. He is, however, willing to consider all proposals. Mr. Lapenta invited the public to attend the

DLBA meetings adding that many of their questions about the progress of the downtown effort could be answered at these meetings.

Gerald Hanning, property owner and resident of 207 South Hutchins Street said he was the only one of his neighbors willing to sell the City frontage for a right-of-way to widen South Hutchins Street. He stated he wished to be eliminated from the list of downzone properties since his property had already been converted to an art gallery..

Chairman Stafford then read a list of permitted uses in the R-C-P zone.

Jean Macaluso, 232 South Lee Avenue stated she purchased her home because of the R-C-P zone thinking she might open a business. She wishes to remain zoned R-C-P.

Chairman Stafford then closed the public portion of the hearing and returned the discussion to the Commission. In response to a question about the number of businesses in the area, Senior Planner Morimoto stated the study had determined that out of 109 parcels in the area, 16 had a residential use other than single-family (apartments, duplexes, etc.), 13 had office-institutional uses (offices, a school and two churches.).

Commissioner Schmidt indicated his support of the downzone excluding the area south of Walnut Street to Lodi Avenue.

Commissioner Lapenta voiced his preference to approve the downzone except the block of Hutchins Street between Walnut Street and Lodi Avenue. He also said he would like a study done on the Pine Street corridor that was not included in this request.

Commissioner McGladdery felt it was wise to exclude from the downzone area Hutchins Street, Lodi Avenue north to Oak Street to include a couple of business type uses on the northwest and northeast corners of Hutchins and Oak Streets.

Chairman Stafford was concerned that eliminating the Hutchins Street properties South of Walnut Street from the downzone request would create a small island of R-C-P.

Commissioner Hitchcock felt the Commission should take another look at the area not included in the request between Lee and Hutchins on both sides of Pine Street.

Following some additional discussion, on a motion by Commissioner Hitchcock, second by Commissioner Marzolf, the Commission unanimously voted to recommend to the City Council certification of a negative declaration on the proposed downzone project.

The Commission then, on a motion by Commissioner Hitchcock, second by Commissioner Schmidt, unanimously approved recommending to the City Council amending the land use element of the General Plan to redesignate from "O", Office Institutional to E-R, Eastside Residential the following properties: 200, 210 and 220 West Oak Street; 300 and 400 blocks of West Oak Street; 200, 300 and 400 blocks of West Walnut Street except 420 West Walnut Street; 104 through 233 South Pleasant Avenue; 112 through 237 South Lee Avenue; 9 North Hutchins Street; 503 through 510 West Pine Street; and 5 through 25 South Hutchins Street.

Finally, on a motion by Commissioner Hitchcock, second by Commissioner Schmidt, the Commission unanimously voted to recommend to the City Council the rezoning from R-C-P, Residential-Commercial-Professional to R-1*, Single-Family Residential - Eastside the following properties: 200, 210 and 220 West Oak Street; 300 and 400 blocks of West Oak Street; 200, 300 and 400 blocks of West Walnut Street except 420 West Walnut Street; 104 through 233 South Pleasant Avenue; 112 through 237 South Lee Avenue; 9 North Hutchins Street; 503 through 510 West Pine Street; and 5 through 25 South Hutchins Street

ORDINANCE NO. 1602

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY
REDESIGNATING THE PARCELS LOCATED AT 200, 210 & 220 WEST OAK
STREET; 300 & 400 BLOCKS OF WEST OAK STREET; 200, 300 & 400 BLOCKS
OF WEST WALNUT STREET (EXCEPT 420 WEST WALNUT STREET); 104-233 SOUTH
PLEASANT AVENUE; 112-237 SOUTH LEE AVENUE; 9 NORTH HUTCHINS STREET;
503-510 WEST PINE STREET; AND 5-25 SOUTH HUTCHINS STREET FROM
"O", OFFICE INSTITUTIONAL TO E-R, EASTSIDE RESIDENTIAL

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Land Use Element of the Lodi General Plan is hereby amended by redesignating the parcels located 200, 210 & 220 WEST OAK STREET; 300 & 400 BLOCKS OF WEST OAK STREET; 200, 300 & 400 BLOCKS OF WEST WALNUT STREET (EXCEPT 420 WEST WALNUT STREET); 104-233 SOUTH PLEASANT AVENUE; 112-237 SOUTH LEE AVENUE; 9 NORTH HUTCHINS STREET; 503-510 WEST PINE STREET; AND 5-25 SOUTH HUTCHINS STREET FROM "O", OFFICE INSTITUTIONAL TO E-R, EASTSIDE RESIDENTIAL, as shown on the Vicinity Map, on file in the office of the Lodi City Clerk.

SECTION 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 3. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 1994

JACK A. SIEGLOCK
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1602 was introduced at a regular meeting of the City Council of the City of Lodi held November 16, 1994 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1994 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1602 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1578/TXTA.01V

ORDINANCE NO. 1603

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI
AND THEREBY REZONING THE PARCELS LOCATED AT 200, 210 & 220
WEST OAK STREET; 300 & 400 BLOCKS OF WEST OAK STREET, 200, 300 &
400 BLOCKS OF WEST WALNUT (EXCEPT 420 WEST WALNUT STREET);
104-233 SOUTH PLEASANT AVENUE; 112-237 SOUTH LEE AVENUE;
9 NORTH HUTCHINS STREET; 503-510 WEST PINE STREET;
AND 5-25 SOUTH HUTCHINS STREET FROM R-C-P,
RESIDENTIAL-COMMERCIAL-PROFESSIONAL TO R-1*,
SINGLE-FAMILY RESIDENTIAL

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 200, 210 & 220 WEST OAK STREET; 300 & 400 BLOCKS
OF WEST OAK STREET, 200, 300 & 400 BLOCKS OF WEST WALNUT (EXCEPT 420
WEST WALNUT STREET); 104-233 SOUTH PLEASANT AVENUE; 112-237 SOUTH LEE
AVENUE; 9 NORTH HUTCHINS STREET; 503-510 WEST PINE STREET; AND 5-25
SOUTH HUTCHINS STREET are hereby rezoned from R-C-P,
Residential-Commercial-Professional to R-1*, Single-Family Residential
- Eastside, as shown shown on vicinity map on file in the office of the
City Clerk.

SECTION 2. The alterations, changes, and amendments of said Official
District Map of the City of Lodi herein set forth have been approved by
the City Planning Commission and by the City Council of this City after
public hearings held in conformance with provisions of Title 17 of the
Lodi Municipal Code and the laws of the State of California applicable
thereto.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 4. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 1994

JACK A. SIEGLOCK
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1603 was introduced at a regular meeting of the City Council of the City of Lodi held November 16, 1994 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1994 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1603 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1603/TXTA.01V



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: November 16, 1994

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, November 16, 1994 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

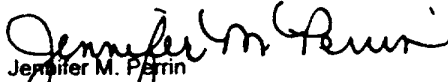
a) Planning Commission's recommendation on the following matters:

1. Amend the land use element of the General Plan to redesignate from "O", Office Institutional to E-R, Eastside Residential for the following properties: 200, 210 & 220 West Oak Street; 300 & 400 blocks of West Oak Street; 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street;
2. Rezone from R-C-P, Residential-Commercial-Professional to R-1*, Single-Family Residential - Eastside for the following properties: : 200, 210 & 220 West Oak Street; 300 & 400 blocks of West Oak Street; 200, 300 & 400 blocks of West Walnut Street (except 420 West Walnut Street); 104-233 South Pleasant Avenue; 112-237 South Lee Avenue; 9 North Hutchins Street; 503-510 West Pine Street; and 5-25 South Hutchins Street; and
3. Certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: October 5, 1994

Approved as to form:


Bobby W. McNatt
City Attorney

DECLARATION OF MAILING

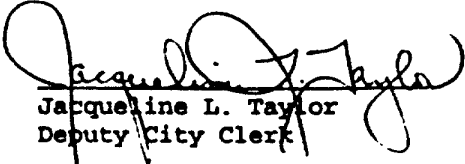
On October 6, 1994 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 6, 1994, at Lodi, California.

Jennifer M. Perrin
City Clerk


Jacqueline L. Taylor
Deputy City Clerk

PUBLIC HEARING LIST

E. DOWNING

Page 1 of 8

MAILING LIST FOR: DOWNTOWN AREA 4 ROOMS, E. 1st Ave & Holladay St

AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
037-200-15	BOZANT & Lorraine Katerka	11 P. D. Box 1778	Leed	
-16	Robert D. G. L. Krentz	8 N California St		
-17	Carl J. et Leed			
-206-01	Nicholas & Julie Bokides	521 W Pine St		
214-04	Allen Flanagan Jr	603 W Pine		
225-09	Jane M. Bush	109 W Oak St		
206-03	Bozant & L. Katerka	517 W Pine St.		
-04	Kenneth L. Stroh	27 S California St		
205-10	Richard K. & J. M. Omond	233 S Sunset		
-11	Mary P. Girmes et al			
-18	Alfred C. & HP Delgado	9 S California		
-05	Michael G. & D. A. Collins	310 E Ben Holt Dr.	Stockton	95209
-06	Earl P. & Elsie L. Hutches	605 W Locust	Leed	
-07	Paul & Linda C. Hargrett	21 S Calif		
-08	Frank E. & T. Pearson et al	45 Calif		
207-01	Ann A. Fawcett	508 W Pine		
-02	Raymond R. & P. S. Siegleck	506 W Pine		
-03	Garv. & Mary Ann E. Langren	16830 N Locust Tree Rd		
-04	Beverly M. Hills et al	1525 Midway Dr.		
-05	Janet K. Borchardt	1586 E N. Hoberl Rd	Woodland CA	95695
-06	Thomas P. & Kathleen H. Hara	1525 California	Leed	95240
-07	Lillian A. Bird	17 S Holladay		
-08	Truine F. & L. A. Newcomb	21 S. Hutches		
-09	Delmar P. & S. H. Dewart	2210 W Leed		
-10	Lance & Kristen Robinson	25 S. Hutches		
-11	Jerry L. Gilen	2443 MacArthur Pkwy		
-12	Calvin E. & B. Neff	529 W Oak		
-13	Emilie Fittle	531 W Oak		
-14	Donald J. & P. S. Meyer	533 W Oak		
-15	Willis H. & J. A. Nitschke	22 S California		
-16	Gail & J. T. Walters	18 S. California		
-17	Frank E. & T. Pearson Trs	4 S California		
-18	Jeffery R. & The Jensen	1191 N. Oak Dr.		
-19	Alex W. & H. A. Costa	15 N Oak		
203-12	Richard A. Ling et al	9 N Calif		
12	General B. J. Newberger	5 N Calif		
-17				

PUBLIC HEARING LIST

F. DOWNZON

MAILING LIST FOR:			FILE #	
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
137-191-01	GARY G. & N. BRADY	314 W. Lockeland	Lodi	
-02	Laura F. Bainbridge	135 W. Willow St	Stockton	95204
-03	Timothy S. & S. Fitch	421 W. Pine	Lodi	
-04	Richard & Christine Helgeson	417 W. Pine St		
-05	Bill & G. Hawley	415 W. Pine		
-06	California Clarkson Properties	409 W. Pine St		
-07				
-08	Isabella Van Kink	1710 W. Sargent Rd	Lodi CA	95241
-09	Raymond F. & J. Anderson	403 W. Main St		
-10	Museum Temple Assoc of Lodi	315 W. Pine St		
-11	Museum Church Lodi	315 W. Pine		
-12	Museum Temple			
-29				
-30	Adriana Vanderlans	PO Box 740	Lodi	95241
-13	City of Lodi			
-14	Mobile J. Power Tr.	310 W. Pine		
-15	Sylvia & N. Pasqual	853 Dorchester Circle		
-16	Ramona & Laura Fleming	315 W. Pine		
-17	Lloyd & Doris Gueis	2 S. Lee		
-18	Michael D. & MR. Ramsey	PO Box 339	Lodi	95241
-19	414 & 415 W. Pine	414 W. Pine St #1		
-20	Colleen A. Walton	428 W. Pine St		
-21	Charles J. & G. Kelly	12 S. Lockland		
-22	Church of God	2 S. Lockland		
-23	BT & Denis H. Gueis	PO Box 2470	Lodi	95241
-24	Stephan & Susan C. Davis	PO Box 1568	"	
-25	Andry & S. Rosmusson et al	15 S. Fairmount Ave	"	95241
-26	H. & S. Stevens et al	1025 W. Oak		
-27	John E. Praeger et al	365 Willow Ave	Campbell CA	95008
-28	404 Building PD	414 W. Pine St #1		
-29	Donald & SA Chapman et al	414 W. Oak		
-30	Richard & E. Chaffee Trs.	414 W. Oak		
-31	Patricia Ann Sullivan	373 W. Oak		
-32	Margaret Noble	319 W. Oak		
-33	Clifford & Gloria La Belle	315 W. Oak		
-34	Vincent & F. A. Lestima	311 W. Oak		
-35	James C. State	307 W. Oak		

PUBLIC HEARING LIST

5/26/2021

MAIN LIST FOR		FILE #	
AP #	(OWNERS NAME)	MAIN NO AIXRESS	CITY, STATE
13	RELECT WCAI TABACONIC	301 W 402	Lodi
14	SALE OF 4000000000	222 E Weber	95340
15	TRIPLE CIGARETTES	222 E Weber	95340
16	TRIPLE CIGARETTES	222 E Weber	95340
17	TRIPLE CIGARETTES	222 E Weber	95340
18	TRIPLE CIGARETTES	222 E Weber	95340
19	TRIPLE CIGARETTES	222 E Weber	95340
20	TRIPLE CIGARETTES	222 E Weber	95340
21	TRIPLE CIGARETTES	222 E Weber	95340
22	TRIPLE CIGARETTES	222 E Weber	95340
23	TRIPLE CIGARETTES	222 E Weber	95340
24	TRIPLE CIGARETTES	222 E Weber	95340
25	TRIPLE CIGARETTES	222 E Weber	95340
26	TRIPLE CIGARETTES	222 E Weber	95340
27	TRIPLE CIGARETTES	222 E Weber	95340
28	TRIPLE CIGARETTES	222 E Weber	95340
29	TRIPLE CIGARETTES	222 E Weber	95340
30	TRIPLE CIGARETTES	222 E Weber	95340
31	TRIPLE CIGARETTES	222 E Weber	95340
32	TRIPLE CIGARETTES	222 E Weber	95340
33	TRIPLE CIGARETTES	222 E Weber	95340
34	TRIPLE CIGARETTES	222 E Weber	95340
35	TRIPLE CIGARETTES	222 E Weber	95340
36	TRIPLE CIGARETTES	222 E Weber	95340
37	TRIPLE CIGARETTES	222 E Weber	95340
38	TRIPLE CIGARETTES	222 E Weber	95340
39	TRIPLE CIGARETTES	222 E Weber	95340
40	TRIPLE CIGARETTES	222 E Weber	95340
41	TRIPLE CIGARETTES	222 E Weber	95340
42	TRIPLE CIGARETTES	222 E Weber	95340
43	TRIPLE CIGARETTES	222 E Weber	95340
44	TRIPLE CIGARETTES	222 E Weber	95340
45	TRIPLE CIGARETTES	222 E Weber	95340
46	TRIPLE CIGARETTES	222 E Weber	95340
47	TRIPLE CIGARETTES	222 E Weber	95340
48	TRIPLE CIGARETTES	222 E Weber	95340
49	TRIPLE CIGARETTES	222 E Weber	95340
50	TRIPLE CIGARETTES	222 E Weber	95340
51	TRIPLE CIGARETTES	222 E Weber	95340
52	TRIPLE CIGARETTES	222 E Weber	95340
53	TRIPLE CIGARETTES	222 E Weber	95340
54	TRIPLE CIGARETTES	222 E Weber	95340
55	TRIPLE CIGARETTES	222 E Weber	95340
56	TRIPLE CIGARETTES	222 E Weber	95340
57	TRIPLE CIGARETTES	222 E Weber	95340
58	TRIPLE CIGARETTES	222 E Weber	95340
59	TRIPLE CIGARETTES	222 E Weber	95340
60	TRIPLE CIGARETTES	222 E Weber	95340
61	TRIPLE CIGARETTES	222 E Weber	95340
62	TRIPLE CIGARETTES	222 E Weber	95340
63	TRIPLE CIGARETTES	222 E Weber	95340
64	TRIPLE CIGARETTES	222 E Weber	95340
65	TRIPLE CIGARETTES	222 E Weber	95340
66	TRIPLE CIGARETTES	222 E Weber	95340
67	TRIPLE CIGARETTES	222 E Weber	95340
68	TRIPLE CIGARETTES	222 E Weber	95340
69	TRIPLE CIGARETTES	222 E Weber	95340
70	TRIPLE CIGARETTES	222 E Weber	95340
71	TRIPLE CIGARETTES	222 E Weber	95340
72	TRIPLE CIGARETTES	222 E Weber	95340
73	TRIPLE CIGARETTES	222 E Weber	95340
74	TRIPLE CIGARETTES	222 E Weber	95340
75	TRIPLE CIGARETTES	222 E Weber	95340
76	TRIPLE CIGARETTES	222 E Weber	95340
77	TRIPLE CIGARETTES	222 E Weber	95340
78	TRIPLE CIGARETTES	222 E Weber	95340
79	TRIPLE CIGARETTES	222 E Weber	95340
80	TRIPLE CIGARETTES	222 E Weber	95340
81	TRIPLE CIGARETTES	222 E Weber	95340
82	TRIPLE CIGARETTES	222 E Weber	95340
83	TRIPLE CIGARETTES	222 E Weber	95340
84	TRIPLE CIGARETTES	222 E Weber	95340
85	TRIPLE CIGARETTES	222 E Weber	95340
86	TRIPLE CIGARETTES	222 E Weber	95340
87	TRIPLE CIGARETTES	222 E Weber	95340
88	TRIPLE CIGARETTES	222 E Weber	95340
89	TRIPLE CIGARETTES	222 E Weber	95340
90	TRIPLE CIGARETTES	222 E Weber	95340
91	TRIPLE CIGARETTES	222 E Weber	95340
92	TRIPLE CIGARETTES	222 E Weber	95340
93	TRIPLE CIGARETTES	222 E Weber	95340
94	TRIPLE CIGARETTES	222 E Weber	95340
95	TRIPLE CIGARETTES	222 E Weber	95340
96	TRIPLE CIGARETTES	222 E Weber	95340
97	TRIPLE CIGARETTES	222 E Weber	95340
98	TRIPLE CIGARETTES	222 E Weber	95340
99	TRIPLE CIGARETTES	222 E Weber	95340
100	TRIPLE CIGARETTES	222 E Weber	95340

PUBLIC HEARING LIST

AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
-034-01	Bonny Sulejda et al	P.O. Box 360	Lodi	93240
-034-02	Fredrick M. Sulejda et al	1330 E. Lincoln St.	"	"
-034-03	James A. Sulejda et al	PO Box 378	"	"
-034-04	Sacramento Valley Bank	PO Box 378	Lodi	93240
-034-05	Grady Perkins Inc	PO Box 378	Kyle & Farnham	93240
-034-06	JAMES MINASIANA et al	1230 S. Elm St	Lodi CA	93240
-034-07	TAMARA STEVENSON	218 E. Walnut St	Lodi	"
-034-08	FARMERS & MERCHANTS BANK	121 W. Pine St	"	"
-034-09	FRANK D. HILLS et al	414 W. Pine St #14	"	"
-034-10	"	PO Box 378	"	"
-034-11	FARMERS & MERCHANTS BANK	"	"	"
-034-12	"	"	"	"
-034-13	"	"	"	"
-034-14	Farmers & Merchants Bank	PO Box 360	Bryte CA	95605
-034-15	Naimat Khan et al	PO Box 758	Lodi CA	93240
-034-16	Geraldine L. Donald	1001 W. Elm St	"	93240
-034-17	J.P. P. Seifert et al	2344 Camino Cir.	San Francisco	94137
-034-18	Bank of America NT&SA	PO Box 3780	"	"
-034-19	"	(30 S. Church)	"	"
-034-20	City of Lodi	3418 FAHNSWORTH DR.	Livermore	94550
-034-21	Gerald W. Polansky	541 S. Main Lane, Ste. C	Lodi	93240
-034-22	Marlene Gutierrez et al	"	"	"
-034-23	Ist Methodist Church of Lodi	200 W. Oak	"	93240
-034-24	"	"	"	"
-034-25	Roman Catholic Bishop	STC PO Box 480	"	93240
-034-26	"	211 W. Walnut	"	93240
-034-27	"	"	"	"
-034-28	Frank J. Hayes et al	1450 Trent Pl	Walnut Creek	94596
-034-29	Ivan M. Hayes et al	622 E. Acampo Rd	Acampo CA	95220
-034-30	George C. Stephens	234 S. Pleasant	"	"
-034-31	Ronan Catholic Welfare	PO Box 4337	Stockton CA	95204
-034-32	"	215 W. Walnut	Lodi	"
-034-33	"	PO Box 4337	Stockton	"
-034-34	George C. Stephens et al	234 S. Pleasant Ave.	"	"

PUBLIC HEARING LIST

Page 7 of 8

MAILING LIST FOR:	DATE	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
0443-0443-01		IKERIN, Iona, Baffoni Trs	100 W Pine	Lodi	95344
-02		Joseph & Marie Hohn	715 S Church	"	"
-03		Elizabeth D Emery Trs	301 N Loma	"	95342
-04		City of Lodi		"	95342
-05		Stanley & N Bauer Trs	641 E Atterley Lane	"	"
-06		James D. Skun	700 S Ham Lane	"	95342
-07		Tra H & V B White	7943 Kemper Ct.	Pleasanton	94588
-08		BBJ Property PTP	149 Wetherly Dr.	Los Angeles	90048
-09		Charles W & Vera H Kreck	3150 Hill Creek Rd	Heldsburg, IL	95448
-10		Morris Brown Realty PTP	818 Cherry St	San Jose, CA	95340
-11		"			
-12		Levy & Edwin Naef	903 W Lucas Rd	Lodi, CA	95342
-13		City of Lodi			
-14		"			
-15		"			
-044-01		National Bank Lodi	PO Box 1110	Stockton, CA	95201
-10		Pacific Ind Prop Holdings	2335 Staple Hills Rd	Richmond, VA	23230
-11		City of Lodi			
-13		Bank of Stockton	PO Box 1110	Stockton, CA	95201
-14		Terry R & Rose Knutson	29 N Allen Dr.	Lodi, CA	95342
-150-01		Mark W & H K Phillips	2325 Pleasant Ave	"	95340
-03		Nasato Yamashita et al	221 W Lodi Ave	"	"
-03		"			
-04		Barbara E Low Tr.	1033 Highland St	Vallejo, CA	94590
-05		Rosa M. Issner	4675 Mar Arthur Ct #1560	Newport Beach	92660
-06		"		"	
-08		Farmers & Merchants Bank	Lodi, PO Box 380	Lodi, CA	95341
-15		MANJEME L. Mc Carley	1118 Tenenburgh Way	Sacramento, CA	95818
-16		"			
-17		Rachael Flertary	215 S School St	Lodi, CA	95340
-18		John S Bowen	1116 Tipton Dr.	Foster City	94040
045-046-01		Tunitas Beach and Co.	35 El Pavone Way	San Francisco	94127
-04		Warren A & K Plowman	4445 Terra Granada	Walnut Creek	94595
-06		Veta H Gray Wilson	PO Box 11	Lincoln, CA	97367
-08		Gregory El Young	PO Box 1621	Lodi	95341
-11		"		"	
-14		Toby P & Janet Fena Tr	723 S California	"	95340

PUBLIC HEARING LIST

EDOUKZON

MAILING LIST FOR:		FILE #	
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE ZIP
6445-625-16	Richard A + E H Forbes	300 W Lodi Ave	Lodi CA 95240
35-17	"	"	"
35-57	Elmer & Annal Necker	320 W Lodi Ave	"
310-01	Mc Donalds Corp.	4503 Cleveland #212	Stockton 95207
63-51	Wells Fargo Bank	PO Box 65931	95163
63-51	Long's Drug Stores Inc.	PO Box 5222	Williamette 94576